

No. 3 The Square, Kilfinane, Co. Limerick V35 XF22



Paul O'Driscoll Auctioneers are delighted to bring to the market this well located 4 bedroomed three storey residence. The property is in a prime location within walking distance of all amenities. It is ideal as an investment or as a family home.

The property is in need of some refurbishment but has great potential.

The overall size of the property extends to approximately 850 sq. ft

Accommodation:

Entrance hall.

Kitchen/Living room. 21'4" x 12'8"

Utility: 7' x 4'6"

Door leading to enclosed rear yard.

1st Floor:

Bathroom	11'4" x 4'6"
Bedroom 1	9'2" x 6'4"
Bedroom 2	12' x 13'

2nd Floor:

Bedroom 3	9'2" x 6'4"
Bedroom 4	12' x 13'

Services: Mains Water/Mains Sewage/Oil fired central Heating/Electricity.

BER: D1

Price Guide: €57,000

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